BOARD OF SUPERVISORS COUNTY OF STAFFORD STAFFORD, VIRGINIA

MINUTES

Special Meeting July 28, 2010

<u>Call to Order</u> A special meeting of the Stafford County Board of Supervisors was called to order by Mark Dudenhefer, Chairman, at 6:31 p.m., Wednesday, July 28, 2010, in Board Chambers, Stafford County Administration Center.

Roll Call The following members were present: Mark Dudenhefer, Chairman; Paul V. Milde III, Vice Chairman; Harry E. Crisp II; Gary F. Snellings; Cord A. Sterling; Susan B. Stimpson; and Robert "Bob" Woodson.

Also in attendance were: Anthony Romanello, County Administrator; Joe Howard, County Attorney; Pamela Timmons, Deputy Clerk; associated staff and interested parties.

Mr. Sterling motioned, seconded by Mr. Milde, to add to the agenda, authorization for the County to go out to bid with a Request for Proposals (RFP) as part of the Parks and Recreation Bond Referendum for purchase of potential land for future parks.

The Voting Board tally was:

Yea: (6) Sterling, Milde, Crisp, Dudenhefer, Snellings, Stimpson

Nay: (1) Woodson

<u>Legislative</u>; <u>Closed Meeting</u> At 6:35 p.m. Mr. Sterling motioned, seconded by Mr. Woodson, to adopt proposed Resolution CM10-17.

The Voting Board tally was:

Yea: (7) Sterling, Woodson, Crisp, Dudenhefer, Milde, Snellings, Stimpson

Nay: (0)

Resolution CM10-17 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Stafford County Board of Supervisors desires to discuss in Closed Meeting Legal Advice regarding Comprehensive Plan Matters; and

WHEREAS, pursuant to Section 2.2-3711 A.7, Va. Code Ann., such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors on this the 28th day of July, 2010, does hereby authorize discussions of the aforestated matters in Closed Meeting.

<u>Call to Order</u> At 6:50 p.m., the Chairman called the meeting back to order.

<u>Legislative</u>; <u>Closed Meeting Certification</u> Mr. Sterling motioned, seconded by Mr. Milde, to adopt proposed Resolution CM10-17a.

The Voting Board tally was:

Yea: (7) Sterling, Milde, Crisp, Dudenhefer, Snellings, Stimpson, Woodson

Nay: (0)

Resolution CM10-17(a) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON JULY 28, 2010

WHEREAS, the Board has, on this the 28th day of July, 2010 adjourned into a closed meeting in accordance with a formal vote of the Board and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Virginia Freedom of Information Act, as it became effective July 1, 1989, provides for certification that such Closed Meeting was conducted in conformity with law;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors does hereby certify, on this the 28th day of July, 2010, that to the best of each member's knowledge: (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were discussed in the Closed Meeting to which this certification applies; and (2) only such public business matters as were identified in the Motion by which the said Closed Meeting was convened were heard, discussed, or considered by the Board.

<u>Planning and Zoning; Discussion of the Draft Comprehensive Plan</u> Mr. Mike Zuraf, Principal Planner, Planning and Zoning, gave a presentation and answered Board members questions.

Mr. Crisp commented on the difference between the 2008, 2009 and 2010 draft Plans noting that the 2008 and 2009 draft Plans identified how much commercial area was available and did not project beyond the trend of an expected 1M square feet per year. Based on that version, using 1M square feet per year, it provides for 194M square feet of commercial space. Mr. Zuraf stated that he was correct.

Mr. Sterling stated that he thought the numbers for the UDAs were not correct. Discussion ensued.

Mr. Zuraf said that staff would look at the UDA numbers again and provide the Board with any corrections that were made.

Mr. Crisp requested that staff provide information on the break-out of 7,265 acres; how much of that land would fall into the different categories for UDAs, and in which district, so that the Board will be able to identify the remaining acreage.

Mr. Scott Hirons, Planning Commissioner, stated that acreage numbers were requested by the Board. Staff counted acreage from the maps and the text that describes UDAs, parks, etc. He stated that the Planning Commission did not ask for a table which contained acreage numbers. The required acreage number was developed by the Joint Board of Supervisors/Planning Commission Committee.

Mr. Woodson asked Mr. Hirons who served on the Joint Board of Supervisors/Planning Commission Committee. Mr. Hirons stated that the Board members were Mr. Dudenhefer, Mr. Milde, and Mr. Sterling and the Planning Commission members were Mr. Howard, Mr. Fields, and himself.

Discussion ensued.

Mr. Crisp stated that he felt that the text was not consistent in describing the area in each UDA and requested that staff provide a chart breaking out each UDA with the total acreage of residential, commercial and mixed, with as much clarity as possible.

Mr. Woodson stated that he had serious concerns with the UDAs and could not support it.

Mr. Woodson asked that Mr. Zuraf give a brief explanation of a USA and a UDA. Mr. Zuraf explained that the UDA (Urban Development Area) is a subset of the USA (Urban Services Area).

Mr. Zuraf gave a slide presentation and updated the Board on changes to the Land Use Map that have occurred since 2009.

Mr. Woodson asked Mr. Zuraf, with regard to Stafford Station, how residents will get there? Mr. Zuraf replied that was part of the recommendation of the Land Use Plan and would require a four-lane road to be built from Route 1 to the development.

Mr. Milde asked who would pay for the road to be built. Mr. Zuraf said that the cost is typically borne by the developers.

Mr. Crisp requested legal advice regarding the enforcement of developers paying for infrastructure outside of a development.

7/28/10- Page 5

Discussion ensued.

Mr. Dudenhefer requested staff provide the number of miles that the County borders the

Rappahannock River and how much of that land has public access.

Mr. Dudenhefer asked if UDAs are optional. Mr. Zuraf said that they are not.

Discussion ensued.

Mr. Woodson asked if there have been any public meetings in the Widewater area

regarding Stafford Station. Mr. Zuraf said that there have not. There are community

meetings that may happen in the fall. Mr. Woodson strongly suggested that those

meetings occur.

Mr. Crisp noted that in Appendix A, there are references to capital projects regarding

schools. The cost is listed as \$55,650,000 which is approximately half of the amount that

the Board has been looking at and asked for clarification of the methodology to determine

the cost. Mr. Zuraf replied that the figures are the result of staff meeting with the

Schools. Mr. Crisp suggested that the figures be scrubbed.

Ms. Stimpson commented that the Board is looking for as much public input as possible.

Mr. Sterling motioned, seconded by Mr. Milde, to direct the County Administrator to

issue an RFP for land acquisition consistent with specific direction provided by the Parks

Bond Committee.

The Voting Board tally was:

Yea:

Sterling, Milde, Crisp, Dudenhefer, Snellings, Stimpson

Nay:

(1) Woodson

<u>Legislative</u>; <u>Closed Meeting</u> At 8:39 p.m. Mr. Woodson motioned, seconded by Ms. Stimpson, to adopt proposed Resolution CM10-18.

The Voting Board tally was:

Yea: (7) Woodson, Stimpson, Crisp, Dudenhefer, Milde, Snellings, Sterling

Nay: (0)

Resolution CM10-18 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Stafford County Board of Supervisors desires to discuss in Closed Meeting (1) an Economic Development matter regarding a Potential Business or Industry Prospect Where No Public Announcement Has Been Made of the Business' or Industry's interest in locating in Stafford County; (2) Potential Acquisition of Real Estate regarding Property Acquisition for Public Purpose; and (3) a Personnel Matter regarding Discussion and Interviewing of County Attorney Applicants; and

WHEREAS, pursuant to Section 2.2-3711 A.1, A.3, and A.5, Va. Code Ann., such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors on this the 28th day of July, 2010, does hereby authorize discussions of the aforestated matters in Closed Meeting.

<u>Call to Order</u> At 9:36 p.m., the Chairman called the meeting back to order.

<u>Legislative</u>; <u>Closed Meeting Certification</u> Mr. Milde motioned, seconded by Mr. Crisp, to adopt proposed Resolution CM10-18a.

The Voting Board tally was:

Yea: (7) Milde, Crisp, Dudenhefer, Snellings, Sterling, Stimpson, Woodson

Nay: (0)

Resolution CM10-18(a) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON JULY 28, 2010

WHEREAS, the Board has, on this the 28th day of July, 2010 adjourned into a closed meeting in accordance with a formal vote of the Board and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Virginia Freedom of Information Act, as it became effective July 1, 1989, provides for certification that such Closed Meeting was conducted in conformity with law;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors does hereby certify, on this the 28th day of July, 2010, that to the best of each member's knowledge: (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were discussed in the Closed Meeting to which this certification applies; and (2) only such public business matters as were identified in the Motion by which the said Closed Meeting was convened were heard, discussed, or considered by the Board.

At 9:37 p.m., the Chairman declared the meeting adjourned.

Anthony J. Romanello, ICMA-CM County Administrator

Mark Dudenhefer Chairman